

BOARD OF ADJUSTMENT MEETING

THURSDAY, AUGUST 27, 2026

6:00 P.M.

Council Chambers, 300 W. Crowell Street, Monroe NC

REVISED AGENDA

- Item 1. Call to Order – Roll Call
- Item 2. Appoint Chair
- Item 3. Pledge of Allegiance and Moment of Silence
- Item 4. Adopt Agenda
- Item 5. Conflicts of Interest
- Item 6. Approval of Minutes– June 25, 2026
- Item 7. Quasi-Judicial Statement
- Item 8. ~~WITHDRAWN-PLZONA-2026-00169 Appeal The Board of Adjustment is requested to consider an appeal application from Paul Livarchuk of LPL Commercial LLC regarding Planning staff's zoning determination of an electronic gaming operations establishment operating at 314 Old Morgan Mill Road. (Parcel ID #09-192-035)~~
- Item 9. ~~REMOVED FROM AGENDA-PLSUP-2027-00001 Special Use Permit—The Board of Adjustment is requested to consider a Special Use Permit request by John Glauda, on behalf of Active Recycling Solutions, to establish a recycling and waste related services use within the General Industrial (GI) District at 2512 Ashcraft Avenue (Parcel ID #09-115-070)~~
- Item 10. PLZNA 2027-00023 Variance - The Board of Adjustment is requested to consider a variance from the required 25-foot landscaping buffer along the public road right-of-way in order for Sandra Smith of SBS Ventures LLC to operate an event center at 313 N. Main Street. (Parcel ID #09-232-099)
- Item 11. PLSUP 2027-00022 Special Use Permit - The Board of Adjustment is requested to consider a Special Use Permit in order for Sandra Smith of SBS Ventures LLC to conduct the use of an event center at 313 N. Main Street. (Parcel ID #09-232-099)
- Item 12. Next Meeting: Thursday, September 24, 2026
- Item 13. Adjournment

ATTENTION BOARD MEMBERS:

Please call Kimberly Davis at 704-282-4527 to confirm your attendance. Thank you.

cc: *Melanie Cox, Board Attorney
Jeff Wells, Assistant City Manager
Lisa Stiwinter, Director of Planning & Development
Planning Staff*